

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

August 21, 2015

Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development and Commerce  
30 Montgomery Street, 14<sup>th</sup> Floor, Suite #1400  
Jersey City, NJ 07302  
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP  
Senior Planner

c: Mayor's Office  
File  
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the August 20, 2015 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Loughlin, Jacobs, McCormack, Shedeed, Polanco-Rodriguez, McMahon,*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment
8. **Annual Reorganization**  
Brian Loughlin – Chairman  
Joshua Jacobs – Vice Chairman  
Tanya Marione – Secretary
9.      Case:                Z15-026  
          Applicant:       Zarrin Saeed  
          Address:         733 Garfield Avenue  
          Attorney:        Pro Se  
          Block:            23703                Lot:     16  
          Zone:            R-1 – One and Two Family Housing District  
          For:             Conversion of a 2 to a 3-family.  
          “d” Variances:   Use  
          **Decision:        Denied**
10.     Case:                Z15-020  
          Applicant:       307 Barrow, LLC  
          Address:         204 Cambridge Avenue  
          Attorney:        Nicholas Cherami, Esq.  
          Block:            2203                Lot:     9  
          Zone:            R-1, One and Two Family Housing District  
          For:             Construction of a Two Family House  
          “c” Variance:    Minimum number of parking spaces, Minimum Garage Dimensions, Garage  
                                Minimum Percentage of ground floor area  
          **Decision:        Approved with conditions**
11.     Case:                Z15-023  
          Applicant:       Congress Street Properties, LLC  
          Address:         475 Central Avenue  
          Attorney:        James J. Burke, Esq.  
          Block:            1506                Lot:     17  
          Zone:            NC – Neighborhood Commercial District  
          For:             Minor Site Plan approval for the expansion of an existing 1-unit, 2-story mixed use building into a 4-  
                                unit, 4-story mixed use building with ADA accessible residential in a portion of the ground floor.  
          “c” Variance:    Minimum rear yard setback  
          “d” Variance:    Use (ground floor residential)  
          **Decision:        Approved with conditions**
12.     Case:                Z15-011                               Preliminary and Final Major Site Plan  
          Applicant:       J.V.J. Enterprises, LLC  
          Address:         414-416 First Street  
          Attorney:        James J. Burke, Esq.  
          Block:            11007               Lot:     13  
          Zone:            R-1, One and Two Family Housing District  
          For:             Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite  
                                parking spaces  
          “c” Variance:    Minimum lot depth, Parking space dimensions, Tandem Parking spaces  
          “d” Variance:    Use, Height  
          **Decision:        Carried to September 17, 2015 Meeting**
13.     Case:                Z14-035                               Preliminary and Final Major Site Plan  
          Applicant:       Francisco Moran  
          Address:         370 First Street aka 105 Brunswick Street  
          Attorney:        Charles J. Harrington, III, Esq.  
          Block:            11006               Lot:     21  
          Zone:            R-1, One and Two Family Housing District  
          For:             Preliminary and Final major site plan approval to construct a 4-story, mixed use building with 9-units  
                                with 3 onsite parking spaces  
          “d” Variance:    Use, Height  
          **Decision:        Approved with conditions**

**Cont. on other side →→**

14.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-037

58 Giles, LLC

940 Pavonia Avenue aka 58 Giles Avenue

Charles J. Harrington, III, Esq.

10404                      Lot:     29

R-1, One and Two Family Housing District

Minor site plan approval to add an additional story on an existing 4-unit

Height in stories

Expansion of a non-conforming use

**Approved with conditions**
15.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

Decision:

Z15-035

Frank Peraza

9-17 Gautier Avenue and 178 Kensington Avenue

Charles J. Harrington, III, Esq.

16203                      Lot:     1, 2, 3 and 9.01

R-1, One and Two Family Housing District

The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.

**Adjourned to September 17, 2015 Meeting**
16.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variances:

“d” Variances:

Decision:

Z15-019

Frank Peraza

9-17 Gautier Avenue and 178 Kensington Avenue

Charles J. Harrington, III, Esq.

16203                      Lot:     9.01 and 9.02

R-1, One and Two Family Housing District

Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:  
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot  
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces

Parking aisle width, Minimum parking space dimensions

Use, Height

**Adjourned to September 17, 2015 Meeting**
17.

Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> fl., Jersey City, NJ

(1) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances #Z14-018 submitted by Scott Bird (428.5 Monmouth St.) B: 11207 Lot: 2

(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan with “c” & “d” variances #Z15-007 submitted by 377 Ogden Avenue, LLC (377 Ogden Ave.) B: 2401 Lot: 35

(3) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan with “c” & “d” variances #Z15-008 submitted by Ogden Avenue Properties, LLC (269 Ogden Ave.) B: 3903 Lot: 40

(4) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan with “d” variances #Z15-014 submitted by 235 Orient Avenue Associates, LLC c/o RD Management, LLC (235 Orient Ave.) B: 22304 Lot: 2

(5) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “c” & “d” variances #Z15-004 submitted by P.F Francisco Builders, LLC (313-313.5 Seventh St.) B: 11201 Lot: 7

(6) Resolution of the Jersey City Zoning Board of Adjustment Approving “d” variances #Z15-015 submitted by West Street Properties, LLC (324 Summit Ave.) B: 12307 Lot:1

(7) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances #Z15-017 submitted by Rehka Patel (344 Fifth St.) B: 9905 Lot: 34

**Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**